

ARTICLE I

Section 1. SHORT TITLE AND GENERAL PURPOSE.

There is hereby established a comprehensive zoning plan for the Town of Fabius, which plan is set forth in the text, maps and accompanying explanatory data and schedules that constitute the Law. Said plan is adopted for the purposes set forth in Section 263, Article 16 of the Town Law of the State of New York, and most particularly for the protection and promotion of the public health, safety and welfare in the following manner:

1. Guiding the future development of the Town in accordance with a comprehensive plan of land use and population density that represents the most beneficial and convenient relationship among residential, commercial, industrial and recreational areas within the Town, having regard to their suitability for the various uses appropriate to each of them and the potentiality for such uses, as indicated by existing conditions and trends in population, in the direction and manner of the use of land, in building development and in economic activity.

2. Preserving within the general framework of said comprehensive plan the maximum (a) opportunity for the exercise of private initiative and choice of land for building development, (b) flexibility in the application of sound public policy relating to land and building development and (c) opportunity for adaptation to changing conditions and unforeseen events, all in recognition of the fact that, in general, the territory of the Town is not highly developed but is undergoing gradual intensification of land use in response to development forces both operating within the Town and exerting an influence on the Town as part of the larger metropolitan and regional area of the City of Syracuse and County of Onondaga.

3. Protecting the character and social and economic stability of all parts of the Town and encouraging the orderly and beneficial development of the Town.

4. Protecting and conserving the value of land throughout the Town and the value of buildings appropriate to the various districts established by this Law.

5. Bringing about the gradual conformity of the uses of land and buildings throughout the Town to the comprehensive zoning plan set forth in this Law and minimizing conflicts among the uses of land and buildings.

6. Aiding in bringing about the most beneficial relation between the uses of land and buildings and the movement of traffic through, and the circulation of traffic within the Town, having particular regard to the avoidance of congestion on the highways, streets and roads in the Town and the provision of safe and convenient traffic.

7. Aiding in providing a guide for public policy and action in the efficient provision of public facilities and services and for private enterprise in building development, investment and economic activity relating to the uses of land and buildings through the Town.